106 East Elm St **TYLER, TX 75702** 

1st Floor Retail Space - Downtown Tyler

LEASE RATE

\$13-\$16 PSF

Offering Memorandum Presented By:

Samuel Scarborough

www.scarboroughcre.com sam@scarboroughcre.com (903) 707.8560 410 W. Erwin Tyler, TX 75702



## OVERVIEW

1st Floor Retail Space - Downtown Tyler 106 EAST ELM ST TYLER, TX 75702

#### GROSS LEASABLE AREA

1<sup>ST</sup> FLOOR - 6000 S.F.

BASEMENT - 3200 S.F.

## LEASE RATE

1<sup>ST</sup> FLOOR - \$13-\$16 PSF + NNN

BASEMENT - \$12 PSF + NNN

#### TENANT TYPE

RETAIL/OFFICE

#### SPACE CONDITION

WARM SHELL

### TERMS

Minimum 3 Year Term - Landlord Willing to Subdivide Space





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# 1st Floor Retail Space - Downtown Tyler 106 EAST ELM ST TYLER, TX 75702

- 101 + Apartment Units
- Warm Shell Delivery to Tenant (contact) broker for more details)
- \$20 TI (tenant improvement allowance) PSF offered to New Tenant
- Proximity to other high density residential, medical district, new proposed Smith County Courthouse, and other established retail
- Parking Garage Across Street
- Availability Date Q1 2024





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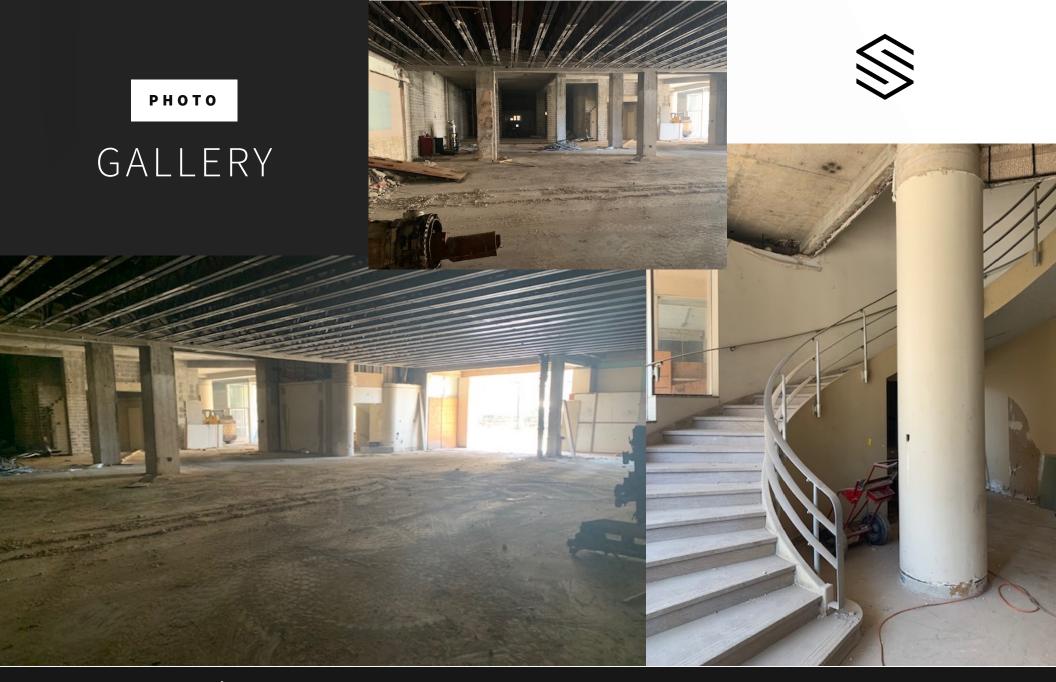
# DEMOGRAPHICS

Households		
	2 mile	5 mile
2010 Households	11,123	38,036
2022 Households	11,780	41,667
2027 Household Projection	12,571	44,693
Annual Growth 2010-2022	-0.1%	0.2%
Annual Growth 2022-2027	1.3%	1.5%
Owner Occupied Households	6,570	23,648
Renter Occupied Households	6,001	21,045
Avg Household Size	2.8	2.5
Avg Household Vehicles	2	2
Total Specified Consumer Spending (\$)	\$292.5M	\$1.1B
Income		
	2 mile	5 mile
Avg Household Income	\$56,188	\$66,263
Median Household Income	\$40,729	\$49,854



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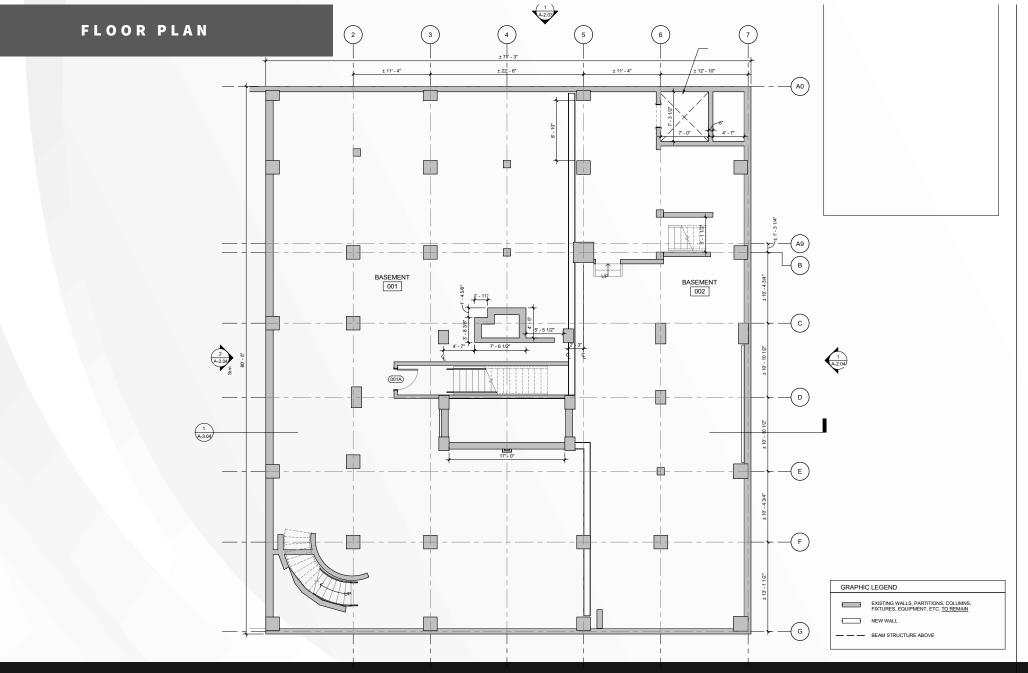
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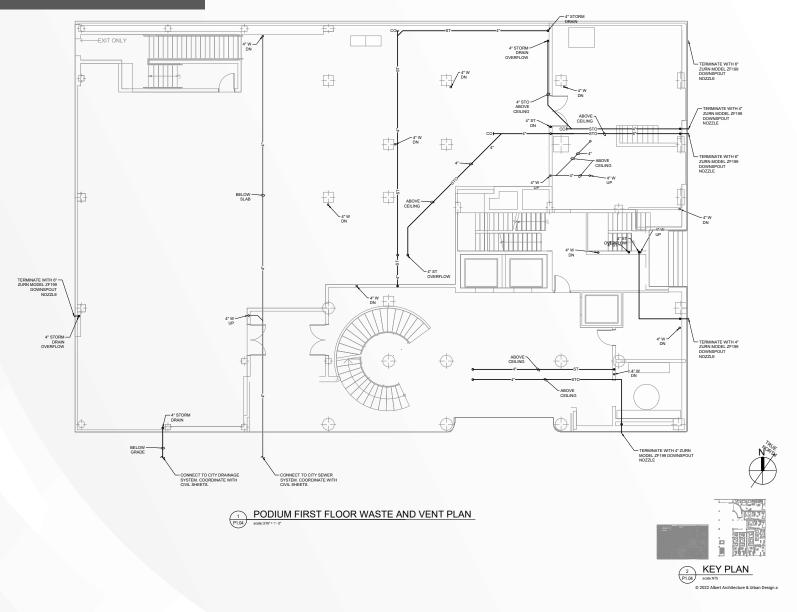
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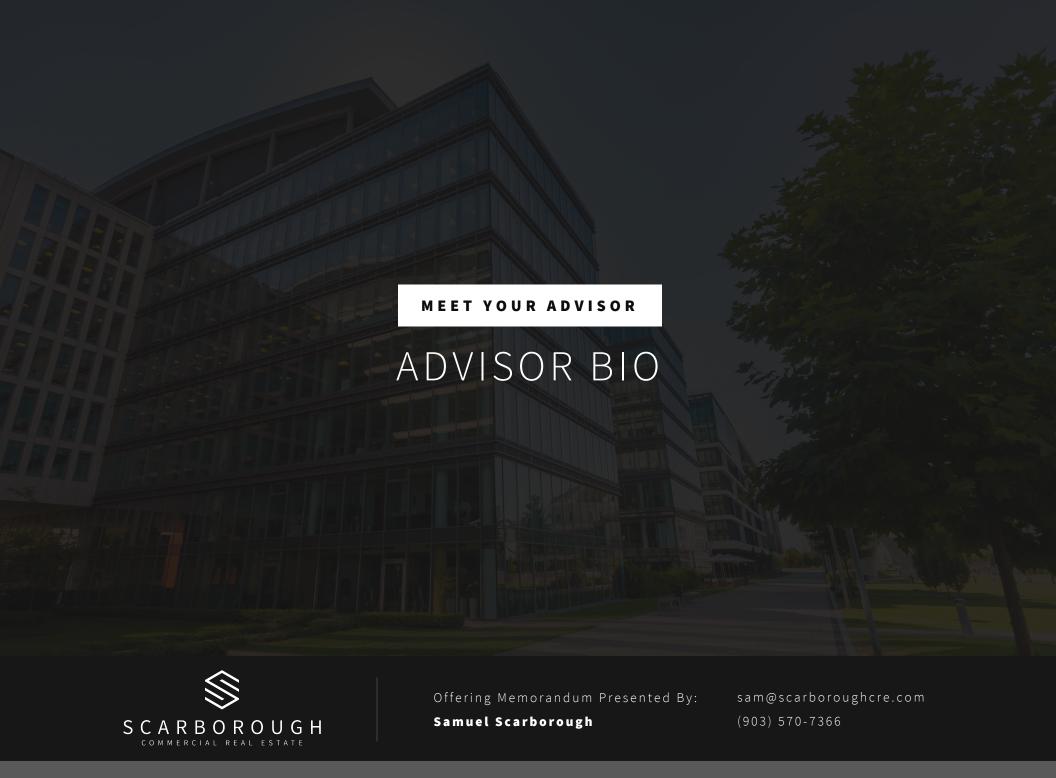
# DOMESTIC WATER AND WASTE PLAN





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Samuel Scarborough



## YOUR ADVISOR

# SAMUEL SCARBOROUGH LICENSED REAL ESTATE AGENT & LAND DEVELOPER

Since 2016, Samuel Scarborough has been operating as a licensed real estate agent and land developer. Having grown up in East Texas in a family that develops and manages commercial real estate, he has the experience needed to help his clients succeed.

In the years since he began brokering commercial real estate, the commercial real estate market in Tyler has expanded rapidly.

UC Commercial - Scarborough CRE is proud to have contributed directly to that growth. We've brokered tens of millions of dollars in real estate transactions.

Bringing new businesses to the Tyler area is our passion. We love our community, and we want to see it thrive.





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## INFORMATION ABOUT **BROKERAGE SERVICES**

#### Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- . A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- . A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

#### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- · Put the interests of the client above all others, including the broker's own interests;
- . Inform the client of any material information about the property or transaction received by the broker;
- · Answer the client's questions and present any offer to or counter-offer from the client; and
- . Treat all parties to a real estate transaction honestly and fairly.

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- . Must treat all parties to the transaction impartially and fairly;
- . May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

#### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- . The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- . Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Scarborough Commercial Real Estate, LLC	9010976	sam@ scarboroughcre.com	903.707.8560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Samuel Scarborough	687976	sam@scarboroughcre.com	903.570.7366
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tena	ant/Seller/Landle	ord Initials Date	
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